

This section describes the existing land uses in the Plan Area and in the surrounding area, describes the applicable land use regulations, and evaluates the environmental effects of implementation of the proposed Specific Plan related to land use. Information in this section is based on information provided in the project materials, and the following reference documents:

- *Fresno General Plan* (City of Fresno, 2014);
- *Draft Master Environmental Impact Report General Plan and Development Code Update, City of Fresno, Fresno County, California* (City of Fresno, 2014);
- *Fresno General Plan Public Review Draft Program Environmental Impact Report* (City of Fresno, 2020);
- *Fresno Municipal Code* (City of Fresno, 2007); and
- *Fresno County General Plan* (County of Fresno, 2000).

Two comments were received during the Notice of Preparation (NOP) review period regarding environmental impacts associated with land use: Cathy Caples (August 1, 2019) and Jeff Roberts (July 24, 2019). Full comments are included in **Appendix A**.

3.10.1 ENVIRONMENTAL SETTING

EXISTING PHYSICAL ENVIRONMENT

The City of Fresno is located in north central portion of Fresno County in the Central Valley region. The City is near the geographical center of California and lies approximately 220 miles (350 km) north of Los Angeles, 170 miles (270 km) south of the state capitol, Sacramento. State Route 99 travels through the western portion of the City of Fresno.

Plan Area

The Plan Area encompasses approximately 7,077 acres (or a little more than 11 square miles) in the City of Fresno city limits and unincorporated Fresno County. Of the eleven square miles within the Plan Area, 6.9 square miles are in the City limits and 4.1 square miles are in the growth area. The growth area is land outside the City limits but within the City's Sphere of Influence (SOI) boundary, which is the adopted limit for future growth.

The Plan Area is triangular in shape and located west of State Route 99. It is bounded on the south by West Clinton Avenue, and to the west by Grantland and Garfield Avenues. The Plan Area includes the southwest portion of Highway City adjacent to State Route 99. See Chapter 2.0 (Project Description) Figure 2.0-1 for the regional location map and Figure 2.0-2 for the Plan Area vicinity map.

Existing Land Uses

A portion of the Plan Area is located within the City of Fresno City limits, and a portion is within unincorporated Fresno County (but within the City's SOI). The City of Fresno General Plan designates the Plan Area as: Low Density Residential, Medium Low Density Residential, Medium Density Residential, Urban Neighborhood Residential, High Density Residential, Community Commercial,

General Commercial, Recreation Commercial, Office, Business Park, Light Industrial, Corridor/Center Mixed Use, Regional Mixed Use, Community Park, Open Space – Ponding Basin, Neighborhood Park, Open Space, Public/Quasi-Public Facility, Special School, Elementary School, Elementary, Middle & High School, and High School. See Chapter 2.0 (Project Description) Figure 2.0-4 for the existing City General Plan land use designations.

A large amount of land in the Plan Area is farmland or rural residential lots with large, uneven, and underutilized parcels. The Plan Area has approximately eight different existing land uses which include the following:

- **Rural/Estate Residential:** Approximately 27 percent, or 1,911 acres, of the existing land uses within the Plan Area are currently used as rural/estate residential. Of the 6,109 acres of developable lands within the Plan Area, 1,640.68 acres are low-density single-family homes that are occupied lots with a size of two to nine acres per dwelling units.
- **Multiple Family Residential:** Approximately two percent, or 141 acres, of the Plan Area account for multi-family residential development. These uses are primarily located adjacent to arterial roads with easy access to State Route 99, and Fresno Area Express (FAX) service lines.
- **Single-Family Residential:** Approximately 21 percent of the existing uses within the Plan Area are currently developed with single-family residential uses. These uses are located primarily within the city limits.
- **Vacant Land:** Approximately 15 percent of the land in the Plan Area, or 911.34 acres, account for vacant lands. Vacant areas are located throughout the Plan Area, in both the city limits and SOI. Vacant areas represent infill opportunities within the Plan Area's densest neighborhoods.
- **Public/Government Facilities:** Approximately six percent, or 337.83 acres, of land within the Plan Area contain public or government facilities. These land uses include Central Unified School District facilities, churches, the Dante Club, and the Hacienda facility.
- **Open Space/Agricultural Land:** Approximately 25 percent or 1,554.06 acres, in the Plan Area contain open space or agricultural land. While there are some open space land uses within the City, most of these uses are primarily located in the SOI. These uses include parks and ponding basins.
- **Industrial Uses:** Approximately one percent, or 57.33 acres, of the Plan Area account for industrial uses. The largest industrial land use in the Plan Area contains an agricultural business located at the intersection of West Dakota Avenue and North Grantland Avenue.
- **Commercial Uses:** Approximately three percent, or 219.76 acres, of the Plan Area account for commercial uses. Commercial uses are spread throughout the eastern and southeastern portions of the Plan Area, closer to State Route 99.

Existing Zoning

The City of Fresno Zoning Map provides zoning for those portions of the Plan Area located within the City limits, but not for areas within the unincorporated County. Zoning designations are generally

consistent with the existing General Plan land uses. The City zoning designations for the Plan Area include: Residential Estate (RE), Residential Single-Family, Extremely Low Density (RS-1), Residential Single-Family, Very Low Density (RS-2), Residential Single-Family, Low Density (RS-3), Residential Single-Family, Medium Low Density (RS-4), Residential Single-Family, Medium Density (RS-5), Residential Multi-Family, Medium High Density (RM-1), Residential Multi-Family, Urban Neighborhood (RM-2), Residential Multi-Family, High Density (RM-3), Mobile Home Park (RM-MH), Commercial Community (CC), Commercial General (CG), Commercial Regional (CR), Commercial Recreation (CRC), Light Industrial (IL), Corridor/Center Mixed Use (CMX), Neighborhood Mixed Use (NMX), Regional Mixed Use (RMX), Business Park (BP), Office (O), Open Space (OS), and Park and Recreation (PR). See Chapter 2.0 (Project Description) Figure 2.0-5 for the existing zoning designations.

The Fresno County Zoning Map designates the portions of the Plan Area outside the City limits as: Rural Commercial Center (RCC), Central Trading (C4), General Commercial (C6), Light Industrial (M1), Exclusive Agricultural (AE20), Limited Agricultural (AL20), Rural Residential (RR), Single Family Residential Agricultural (RA), Single Family Residential (12,500) (R1B), and Trailer Park Residential (TP). Upon a proposal to annex unincorporated land into the City limits, the City of Fresno would prezone the land to a zone that is consistent with the General Plan land use. Once annexation occurs, the County zoning would no longer apply to the parcel.

Surrounding Land Uses

Surrounding land uses include State Route 99; the historic communities of Herndon and Highway City; incorporated areas of the City of Fresno to the northeast; incorporated areas of the City of Fresno to the east (including mostly industrial uses); unincorporated Fresno County and incorporated areas of the City of Fresno to the south (including farmland uses, rural residential uses, low density residential uses, and underutilized parcels); and unincorporated Fresno County to the west (including farmland and rural residential uses).

3.10.2 REGULATORY SETTING

This section provides an overview of the regulatory setting including applicable plans and policies, and land use laws. A variety of sources, including applicable General Plans, the Fresno Citywide Development Code, and Government Code sections relevant to land use are discussed.

STATE

Government Code

California Government Code Section 65300 et seq. establishes the obligation of cities and counties to adopt and implement general plans. The general plan is a comprehensive, long-term, and general document that describes plans for the physical development of a jurisdiction and of any land outside its boundaries that, in the jurisdiction's judgment, bears relation to its planning. The general plan addresses a broad range of topics, including, at a minimum, land use, circulation, housing, conservation, open space, noise, and safety. In addressing these topics, the general plan identifies

the goals, objectives, policies, principles, standards, and plan proposals that support the jurisdiction's vision for the area. The general plan is a long-range document that typically addresses the physical character of an area over a 20-year period. Although the general plan serves as a blueprint for future development and identifies the overall vision for the planning area, it remains general enough to allow for flexibility in the approach taken to achieve the plan's goals.

The State Zoning Law (California Government Code Section 65800 et seq.) establishes that zoning ordinances, which are laws that define allowable land uses within a specific district, are required to be consistent with the general plan and any applicable specific plans. When amendments to the general plan are made, corresponding changes in the zoning ordinance may be required within a reasonable time to ensure the land uses designated in the general plan would also be allowable by the zoning ordinance (Government Code, Section 65860, subd. [c]).

State of California Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000

The Cortese-Knox-Hertzberg Local Government Reorganization Act establishes procedures for local government changes of organization, including city incorporations, annexations to a city or special district, and city and special district consolidations. In approving an annexation, the Local Agency Formation Commission (LAFCo) will consider the following factors:

- Population and population density; land area and land use; per capita assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; and the likelihood of significant growth in the area and in adjacent incorporated and unincorporated areas during the next ten years.
- The need for organized community services; the present cost and adequacy of governmental services and controls in the area; probable future needs for those services and controls; and the probable effect of the proposed incorporation, formation, annexation, exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.
- The effect of the proposed action and of alternative actions on adjacent areas, on mutual social and economic interests, and on the local government structure of the county.
- The conformity of both the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, and efficient patterns of urban development, and the policies and priorities set forth in Government Code section 56377.
- The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Government Code section 56016.
- The definiteness and certainty of the boundaries of the territory, nonconformance of proposed boundaries with lines of assessment or ownership, creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.
- Consistency with city or county general and specific plans.
- The sphere of influence of any local agency that may be applicable to the proposal being reviewed.

- The comments of any affected local agency.
- The ability of the newly formed or receiving entity to provide the services that are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.
- Timely availability of water supplies adequate for projected needs as specified in Government Code section 65352.5.
- The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs, as determined by the appropriate council of governments consistent with Housing Element laws.
- Any information or comments from lawmakers.
- Any information relating to existing land use designations.

In addition to the above factors, LAFCo may also consider any resolution raising objections to the action that may be filed by an affected agency; and any other matters which the commission deems material.

LOCAL

Fresno General Plan

As noted above, General Plans are prepared under a mandate from the State of California, which requires each city and county to prepare and adopt a comprehensive, long-term general plan for its jurisdiction and any adjacent related lands.

Key themes of the Fresno General Plan include the strengthening of existing centers of activity and commercial corridors in the City, as well as expansion of the City's industrial capacity, retail base, and new residential neighborhoods. The Fresno General Plan has been prepared to do the following:

- Establish a long-range vision that reflects the aspirations of the community and outlines steps to achieve this vision;
- Establish long-range land use development policies that will guide development decision-making by City departments by providing a basis for judging whether specific development proposals and public projects are in harmony with the outcomes envisioned in the Fresno General Plan policies;
- Reflect the City's current planning, resource conservation, and economic development efforts;
- Guide development in a manner that improves the quality of life for the whole community and meets future land needs based on the projected population and job growth;
- Allow the City, other public agencies, and private developers to design projects that will preserve and enhance community character and environmental resources, promote resiliency, and minimize hazards; and

- Provide the basis for establishing detailed plans and implementation programs, such as the zoning and subdivision regulations, community plans, Specific Plans, neighborhood plans, Concept Plans, and the Capital Improvement Program.

GENERAL PLAN ELEMENTS

The General Plan is organized into the following elements:

- **Introduction:** This introductory element includes General Plan goals, State requirements, and requirements for administration of the Plan. In addition, the projected development under General Plan Horizon and General Plan Buildout are summarized, and overarching themes of the Plan are presented.
- **Economic Development and Fiscal Sustainability:** This element addresses strategies for the City to boost the strength and range of existing businesses, expand economic opportunities for current and future residents, and ensure the long-term ability of the City to deliver a high level of public services.
- **Urban Form, Land Use and Design:** This element provides the physical framework for development in the city. It establishes policies related to the location and intensity of new development, citywide land use and growth management policies. The Urban Form, Land Use and Design Element, including the Land Use Map, is discussed in further detail below.
- **Mobility and Transportation:** This element includes policies, programs, and standards to maintain efficient circulation for vehicles and alternative modes of transportation. It creates a framework for provision of Complete Streets; identifies future street and bikeway improvements; and addresses trails, parking, public transit, goods movement, and long-term plans for the municipal airport.
- **Parks, Open Space, and Schools:** This element provides an inventory of existing and planned parks, recreation facilities, other open space, and public schools, and defines policies and standards relating to these services and amenities. This element also outlines policies relating to the preservation of open space and natural resources.
- **Public Utilities and Services:** The element addresses the provision of police, fire, wastewater treatment, drinking water, drainage, and solid waste disposal services.
- **Resource Conservation and Resilience:** This element provides strategies for improving critical environmental conditions regarding air quality and greenhouse gas emissions, ensuring long-term water and energy supplies, and strengthening the city for potential future changes in resource supply and climate change. The element complies with the requirements of AB 170 for jurisdictions in the San Joaquin Valley to amend their general plans to include goals, data and analysis, policies and feasible implementation strategies designed to improve air quality.
- **Historic and Cultural Resources:** This element provides policy guidance to protect, preserve, and celebrate the city's history and its architectural and cultural heritage.
- **Noise and Safety:** This element addresses the risks posed by geologic hazards, wildland fire, hazardous materials, and flooding. It also discusses emergency response, safety service

response standards, and evacuation routes. The element also includes policies and standards to limit the impacts of noise sources throughout the city. Future noise contours are illustrated in order to facilitate administration of noise policies and standards.

- **Healthy Communities:** This element focuses specifically on subjects not fully discussed in other elements, in particular the relationships between the built, natural, and social environments, community health and wellness outcomes, youth leadership and community engagement, healthy food access, community gardens and urban agriculture.
- **Housing Element Consistency:** This chapter provides information regarding the consistency between the General Plan and the adopted Housing Element, including a matrix showing how the General Plan consistently implements the requirements of the Housing Element.
- **Implementation:** The Implementation element provides an implementation and monitoring program for this General Plan.

General Plan Land Use Map: The Fresno General Plan Land Use Map portrays the ultimate uses of land in the city of through land use designations. The City of Fresno General Plan designates the Plan Area as: Low Density Residential, Medium Low Density Residential, Medium Density Residential, Urban Neighborhood Residential, High Density Residential, Community Commercial, General Commercial, Recreation Commercial, Office, Business Park, Light Industrial, Corridor/Center Mixed Use, Regional Mixed Use, Community Park, Open Space – Ponding Basin, Neighborhood Park, Open Space, Public/Quasi-Public Facility, Special School, Elementary School, Elementary, Middle & High School, and High School. See Figure 2.0-4 for the existing City General Plan land use designations.

GENERAL PLAN OBJECTIVES AND IMPLEMENTING POLICIES

General Plan policies associated with specific environmental topics (aesthetics, air quality, agriculture, biological resources, cultural resources, geology/soils/mineral resources, hazards, hydrology/water quality, noise, public services/recreation, transportation, utilities, etc.) are discussed in the relevant chapters of this EIR. The policies included within the City's Land Use Element are intended to support the overarching goals including:

1. Increase opportunity, economic development, business, and job creation. Use urban form, land use, and Development Code policies to streamline permit approval, promote local educational excellence and workforce relevance, significantly increase business development and expansion, retain and attract talented people, create jobs and sustained economic growth, strategically locate employment lands and facilities, and avoid over - saturation of a single type of housing, retail, or employment.
2. Support a successful and competitive Downtown. Emphasize infill development and a revitalized central core area as the primary activity center for Fresno and the region by locating substantial growth near the Downtown core and along the corridors leading to the Downtown. Use vision - based policies in a development code specific to the Downtown, when adopted, to ensure the creation of a unique sense of place in the central core.

3. Emphasize conservation, successful adaptation to climate and changing resource conditions, and performance effectiveness in the use of energy, water, land, buildings, natural resources, and fiscal resources required for the long-term sustainability of Fresno.
7. Provide for a diversity of districts, neighborhoods, housing types (including affordable housing), residential densities, job opportunities, recreation, open space, and educational venues that appeal to a broad range of people throughout the City.
8. Develop Complete Neighborhoods and districts with an efficient and diverse mix of residential densities, building types, and affordability which are designed to be healthy, attractive, and centered by schools, parks, and public and commercial services to provide a sense of place and that provide as many services as possible within walking distance. Intentionally plan for Complete Neighborhoods as an outcome, rather than collections of subdivisions which do not result in Complete Neighborhoods.
9. Promote a city of healthy communities and improve quality of life in established neighborhoods. Emphasize supporting established neighborhoods in Fresno with safe, well maintained, and accessible streets, public utilities, education and job training, proximity to jobs, retail services, and health care, affordable housing, youth development opportunities, open space and parks, transportation options, and opportunities for home grown businesses.
10. Emphasize increased land use intensity and mixed-use development at densities supportive of greater use of transit in Fresno. Greater densities can be achieved through encouragement, infrastructure, and incentives for infill and revitalization along major corridors and in Activity Centers.
12. Resolve existing public infrastructure and service deficiencies, make full use of existing infrastructure, and invest in improvements to increase competitiveness and promote economic growth. Emphasize the fair and necessary costs of maintaining sustainable water, sewer, streets, and other public infrastructure and service systems in rates, fees, financing, and public investments to implement the General Plan. Adequately address accumulated deferred maintenance, aging infrastructure, risks to service continuity, desired standards of service to meet quality - of - life goals, and required infrastructure to support growth, economic competitiveness and business development.
13. Emphasize the City as a role model for good growth management planning, efficient processing and permit streamlining, effective urban development policies, environmental quality, and a strong economy. Work collaboratively with other jurisdictions and institutions to further these values throughout the region. Positively influence the same attributes in other jurisdictions of the San Joaquin Valley – and thus the potential for regional sustainability – and improve the standing and credibility of the City to pursue appropriate State, LAFCO, and other regional policies that would curb sprawl and prevent new unincorporated community development which compete with and threaten the success of sustainable policies and development practices in Fresno.
15. Improve Fresno's visual image and enhance its form and function through urban design strategies and effective maintenance.

17. Recognize, respect, and plan for Fresno's cultural, social, and ethnic diversity, and foster an informed and engaged citizenry. Emphasize shared community values and genuine engagement with and across different neighborhoods, communities, institutions, businesses and sectors to solve difficult problems and achieve shared goals for the success of Fresno and all its residents.

In addition to the City of Fresno General Plan overarching land use goals, Objective UF-13 call for the City to locate roughly one-half of future residential development in the Growth Areas (including the West Development Area), which are to be developed with Complete Neighborhoods that include housing, services, and recreation; mixed-use centers; or along future bus rapid transit (BRT) corridors. Objectives, and Implementing Policies related to the development within Growth Areas identified by the City of Fresno General Plan are included below:

Objective

UF-13 Locate roughly one-half of future residential development in the Growth Areas—defined as unincorporated land as of December 31, 2012 SOI—which are to be developed with Complete Neighborhoods that include housing, services, and recreation; mixed-use centers; or along future BRT corridors.

Implementing Policy

UF-13-a Future Planning to Require Design Principles. Require future planning, such as Specific Plans, neighborhood plans or Concept Plans, for Development Areas and BRT Corridors designated by the General Plan to include urban design principles and standards consistent with the Urban Form, Land Use, and Design Element.

Objective

UF-14 Create an urban form that facilitates multi-modal connectivity.

Implementing Policy

UF-14-a Design Guidelines for Walkability. Develop and use design guidelines and standards for a walkable and pedestrian-scaled environment with a network of streets and connections for pedestrians and bicyclists, as well as transit and autos.

Fresno Municipal Code Chapter 15: Citywide Development Code

The purpose of this Development Code is to implement the General Plan and, if applicable, operative plans, to protect and promote the public health, safety, peace, comfort, convenience, prosperity, and general welfare of the City of Fresno. More specifically, the Development Code is adopted to achieve the following, consistent with the goals, objectives, and policies of the General Plan and any other operative plan:

- A. To provide a precise guide for the physical development of the city in a manner as to progressively achieve the arrangement of land uses depicted in the General Plan.
- B. To foster a harmonious and workable relationship among land uses and ensure compatible infill development.
- C. To support economic development and job creation.
- D. To provide for the housing needs of all economic segments of the community.
- E. To promote high quality architecture and sustainable design. Sustainable Design is a philosophy that seeks to maximize the quality of the built environment, while minimizing or eliminating negative impact to the natural environment.
- F. To promote the stability of existing land uses that conform to the General Plan, protecting them from inharmonious influences and harmful intrusions.
- G. To promote a safe and efficient traffic circulation system, including bicycle facilities and pedestrian amenities, and to support a multi-modal transportation system.
- H. To facilitate the appropriate location of community facilities, institutions, parks, and recreational areas.
- I. To protect and enhance real property values.
- J. To safeguard and enhance the appearance of the city.
- K. K. To define duties and powers of governing bodies and officials responsible for the implementation of this Code.

ZONING MAP

The Zoning Map identifies zoning districts within the City at the parcel level. The City of Fresno Zoning Map provides zoning for those portions of the Plan Area located within the City limits, but not for areas within the unincorporated County. Zoning designations are generally consistent with the existing General Plan land uses. The City zoning designations for the Plan Area include: Residential Estate (RE), Residential Single-Family, Extremely Low Density (RS-1), Residential Single-Family, Very Low Density (RS-2), Residential Single-Family, Low Density (RS-3), Residential Single-Family, Medium Low Density (RS-4), Residential Single-Family, Medium Density (RS-5), Residential Multi-Family, Medium High Density (RM-1), Residential Multi-Family, Urban Neighborhood (RM-2), Residential Multi-Family, High Density (RM-3), Mobile Home Park (RM-MH), Commercial Community (CC), Commercial General (CG), Commercial Regional (CR), Commercial Recreation (CRC), Light Industrial (IL), Corridor/Center Mixed Use (CMX), Neighborhood Mixed Use (NMX), Regional Mixed Use (RMX), Business Park (BP), Office (O), Open Space (OS), and Park and Recreation (PR). See Chapter 2.0 (Project Description) Figure 2.0-5 for the existing zoning designations.

County of Fresno General Plan

The Fresno County General Plan is a policy guide for physical and economic growth of the County. Unincorporated land located within the Project site is currently under the jurisdiction of the County. The County General Plan Land Use Map designates the Plan Area with the following county land use

designations: Rural Residential, Medium Density Residential, Reserve Medium Residential, and Proposed Ponding Basin.

Fresno Local Agency Formation Commission

The Fresno LAFCo is responsible for coordinating orderly reorganization to local jurisdictional boundaries, including annexations. Any annexation of the Plan Area to the City is subject to LAFCo approval, and LAFCo will review proposed annexations for consistency with LAFCo's Annexation Policies and Procedures.

No annexations are proposed as part of the Specific Plan Adoption; however, future projects within the Specific Plan area may include annexation requests and would be required to adhere to LAFCo policies. Any future proposals for annexations into the City would be required to be consistent with LAFCo policies and procedures.

Fresno LAFCo has adopted Policies and Procedures for Annexation and Detachment to and from all agencies within their jurisdiction. It is Fresno LAFCo policy (102-01) that "within the sphere of influence each agency should implement an orderly, phased annexation program. A proposal should not be approved solely because the area falls within the sphere of influence of an agency." The City of Fresno follows the Policies and Procedures for Annexation and Detachment when annexing land into the City. LAFCo recommends that each local agency fulfill this policy through the exercise of one or more of the following basic principles and actions.

1. The annexation program is consistent with LAFCo's Sphere of influence (SOI) for the city.

Suggested actions:

- City and county shall reach agreement on development standards and planning and zoning requirements within the sphere to ensure that development within the sphere occurs in a manner that reflects the concerns of the affected city and is accomplished in a manner that promotes the logical and orderly development of areas within the sphere. GC §56425
- City responds to a request to extend service outside of its city limits and SOIs in consultation with GC §56133 and Fresno LAFCo policy.

2. The annexation program clearly implements the city's general plan.

Suggested actions:

- City annexation applications shall describe how the proposal implements the city's general plan, and support these statements with information from other official sources such as the annual budget, capital improvement plan, and so forth.
- A rezoning ordinance shall not be encumbered with extraneous conditions that preclude the ordinance's effective date by the time of LAFCo hearing on the annexation.

3. The annexation program emphasizes the use of cities' resolution of application versus property owner/registered voter petitions.

Suggested action:

- For the city to consider opposing property owner petition-initiated reorganizations as these would not have proceeded through the process of city development review and approval, which is an important step in the management of a city's general plan.

4. The annexation program supports orderly growth by identifying areas to be annexed, general time frames for growth, and a plan for extension of services to these areas.

Suggested actions:

- Capital improvement plan and/or facilities plans include all lands within the SOI;
- Development impact fees that fund the extension of services are established and maintained;
- Impacts to service delivery are assessed in the city's EIR or project-specific CEQA documents and appropriately-scaled mitigation is approved and implemented.
- The city coordinates its public policy documents in support of the annexation program.

5. The annexation program anticipates changes of organization of existing service districts and service areas in the SOI or adjacent to the SOI.

Suggested action:

- The Program should describe the transition of services that will occur when the city annexes/detaches (CID, NCFPD, FCFPD, KRCD, etc.); inversely, the document describes the status of or continuation of services when annexations do not result in detachment (FID, FMFCD, etc.).

6. The annexation program anticipates the location of Disadvantaged Unincorporated Communities within a city's sphere of influence.

Suggested action:

- Cities should become proficient in implementing their responsibilities under Senate Bill 244, should review Fresno LAFCo DUC policy and review Senate Bill 244 Technical Advisory.

7. The annexation program informs citizens in annexation areas of their rights, benefits, and changes that will occur on annexation.

Suggested actions:

- City to establish and maintain on its website a description of the information above, how citizens can engage the process, how the city engages citizens and stakeholders and other information related to annexation. This information should include a description of the SOI, protest processes, and how LAFCo is involved.

- For those portions of a city's SOI that contain a large number of rural residential parcels that are planned for urban uses, the city is strongly encouraged to develop a long-term plan to annex and serve these areas.

8. The annexation program will be coordinated with LAFCo's Municipal Services Review (MSR) for the city.

Suggested action:

- City applications should include an assessment of current MSR determinations and recommendations.

9. The annexation program is managed by an assigned and responsible city staff member.

Suggested action:

- City identifies a staff member to serve as a genuine point of contact with LAFCo, that is, a staff member responsible and accountable for managing applications, knowledgeable of the project and of LAFCo's process, and empowered to facilitate the city's annexation program.

10. City entitlement analysis is integrated with LAFCo policies

Suggested action:

- Local agencies, including Fresno County, are strongly advised to include Fresno LAFCo in their initial request for comments.
- When initial planning applications that will eventually require annexation are submitted to cities, they are encouraged to submit a pre-application to LAFCo so that LAFCo can track the project at its beginning, and provide comments that would facilitate annexation in time for these to be considered in a timely and efficient manner.

3.10.3 IMPACTS AND MITIGATION MEASURES

THRESHOLDS OF SIGNIFICANCE

Consistent with Appendix G of the CEQA Guidelines, the proposed Specific Plan will have a significant impact on land use and planning if it will:

- Physically divide an established community; or
- Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

IMPACTS AND MITIGATION MEASURES

Impact 3.10-1: The proposed Specific Plan would not physically divide an established community. (Less than Significant)

The proposed Specific Plan establishes the City's vision for future growth and development within the Plan Area. The Plan Area is located at the western edge of the City of Fresno west of State Route 99 and primarily consists of and is adjacent to undeveloped lands, sporadic residential and suburban developments and agricultural lands as shown on Figure 2.0-3 located in Chapter 2.0, Project Description.

The existing land use pattern within the Specific Plan Area consists of a patchwork of land uses, including subdivisions, industrial and commercial areas, recreation areas, schools, farmland, and vacant areas. Many pockets of residential land uses are adjacent to vacant land, or agriculture uses. The implementation of the proposed Specific Plan would enhance the connectivity from the existing uses within the Specific Plan Area to adjacent land uses through improved roadways and pedestrian and bicycle paths and lanes, and develop a cohesive network of planned land uses that would result in greater connectivity within the Specific Plan Area.

Development of the Specific Plan Area would result in a westerly extension of developed uses within Fresno City limits and SOI which would include the development of commercial lands, office, mixed use, residential, and public services and open spaces within the Specific Plan Area. Development allowed under the Specific Plan would require new roadway improvements and pedestrian pathways to connect the Plan Area to the existing circulation system and create connections and to allow access to and from the site and to other areas of the City. As such, development of the Specific Plan Area would not result in any substantial physical barriers, such as a highway, or other division, that would divide an existing community, but would serve as a westerly extension of existing and planned development and create a land use plan for the orderly expansion of the Planning Area.

Because the overall purpose of the proposed Specific Plan is to refine the vision for the Plan Area established in the General Plan, as well as other infrastructure improvements required to accommodate new development, implementation of the proposed Specific Plan would not adversely impact community connectivity nor divide the physical arrangement of the community. There are no development applications being processed as part of the Specific Plan, however individual future projects may require additional site-specific environmental review under CEQA, and would be required to undergo design review as part of development review process. Therefore, this impact would be considered less than significant.

Impact 3.10-2: The proposed Specific Plan would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. (Less than Significant)

The proposed Specific Plan will establish the land use planning and regulatory guidance, including the land use and zoning designations and policies, for the approximately 7,077-acre Plan Area. Existing land use plans, policies, and regulations that govern land uses within the Plan Area include the City of Fresno General Plan and Development Code, and Fresno County General Plan and Development Code.

CONSISTENCY WITH STATE PLANS

The proposed Specific Plan was prepared in conformance with State laws and regulations associated with the preparation of specific plans. Discussion of the proposed Specific Plan's consistency with State regulations, plans, and policies associated with specific environmental issues (e.g., air quality, traffic, water quality, etc.) is provided in the relevant chapters of this Draft EIR. The State would continue to have authority over any State-owned lands and resources in the vicinity of the Specific Plan Area and the proposed Specific Plan would not conflict with continued application of State land use plans, policies, and regulations adopted to avoid or mitigate environmental effects.

CONSISTENCY WITH FRESNO GENERAL PLAN

General Plan Land Use Map: The General Plan aims to achieve efficient, attractive, and resilient development in the Development Areas. The General Plan identifies that in growth areas, subsequent Specific Plans are anticipated to refine land use and transportation design integration and intensity with necessary public facilities, maintenance, and services financing and design standards.

The Specific Plan contains development standards, distribution of land uses, infrastructure requirements, and implementation measures for the development of a specific geographic area. The Specific Plan's land use plan defines various land use designations by their allowable uses and maximum development densities, and each use is consistent with the adopted General Plan's land uses. These designations implement both the Specific Plan and the City's General Plan vision, policies, for each land use classifications and for the specific desire for a comprehensive planned growth area. The proposed Specific Plan would continue to carry forward and implement, policies and objectives from the City's existing General Plan that were intended for environmental protection and would not remove or conflict with City plans, policies, or regulations adopted for environmental protection.

The proposed Specific Plan would require modifications to the City's General Plan Land Use Map to provide consistency between the General Plan and Specific Plan; however, these modifications will not remove or adversely modify portions of the General Plan or policies that were adopted to mitigate an environmental effect. The proposed Specific Plan would refine the land use vision and

3.10 LAND USE

amend the land uses for the Plan Area. The draft land use map proposes the relocation of higher density land uses away from the most western and southwestern portions of the Plan Area where they are distant from public transit and community amenities and transfers those higher density land use designations to major corridors. The Plan would amend the land uses for approximately half of the land within the Plan Area. The remaining parcels would maintain their existing land use and zoning designations. The parcels that are proposed for change by the proposed land use map are shown in Chapter 2.0, Project Description, Figure 2.0-7.

The West Area Neighborhoods Specific Plan land use plan utilizes the City's existing General Plan land use designations to maintain or re-designate some parcels in the West Area. Chapter 2.0, Project Description, shows the parcel acreages by land use classification for the existing General Plan and proposed Specific Plan, and Figure 2.0-6 shows the proposed General Plan land use designations. As indicated in Table 2.0-1, the Specific Plan would result in an increase in land designated for employment, mixed use, open space and public facilities uses and a decrease in land designated for residential and commercial uses.

General Plan Policies: Table 3.10-1 provides an analysis of the Project's consistency with the relevant General Plan policies adopted for the purposes of avoiding or mitigating an environmental effect. Since general plans often contain numerous policies emphasizing differing legislative goals, a development project may be "consistent" with a general plan, taken as a whole, even though the project appears to be inconsistent or arguably inconsistent with some individual policies. (*Sequoyah Hills Homeowners Association v. City of Oakland* (1993) 23 Cal.App.4th 704, 719.)

TABLE 3.10-1: GENERAL PLAN POLICY CONSISTENCY ANALYSIS

GENERAL PLAN POLICY		CONSISTENCY ANALYSIS
URBAN FORM, LAND USE, AND DESIGN ELEMENT		
UF-13-a	Future Planning to Require Design Principles. Require future planning, such as Specific Plans, neighborhood plans or Concept Plans, for Development Areas and BRT Corridors designated by the General Plan to include urban design principles and standards consistent with the Urban Form, Land Use, and Design Element.	Consistent. The proposed West Area Neighborhoods Specific Plan includes design principles and standards in Chapters 3, 4, and 5 of the Specific Plan. This Specific Plan Chapter is consistent with the Urban Form, Land Use, and Design Element.
LU-1-c	Provision of Public Facilities and Services. Promote orderly land use development in pace with public facilities and services needed to serve development.	Consistent. The proposed West Area Neighborhoods Specific Plan includes plans for the provision of public facilities, services, and utilities in Chapters 3 and 4 of the Specific Plan. Future development of the Specific Plan Area in accordance with the proposed land use map would not occur unless public facilities and services were adequately provided.
LU-5-g	Scale and Character of New development. Allow new development in or adjacent to established neighborhoods that is compatible in scale and character with the surrounding	Consistent. The proposed West Area Neighborhoods Specific Plan includes design principles and standards in Chapters 3, 4, and 5 of the Specific Plan which address compatibility with existing neighborhoods, including scale and

<i>GENERAL PLAN POLICY</i>		<i>CONSISTENCY ANALYSIS</i>
	area by promoting a transition in scale and architectural character between new buildings and established neighborhoods, as well as integrating pedestrian circulation and vehicular routes.	character. Compliance with the principles and standards in this Specific Plan Chapter would ensure that future development in the Plan Area is compatible with the scale and character of future buildings. Further, the proposed Specific Plan includes pedestrian, vehicular, and other circulation routes in Chapters 3 and 4 of the Specific Plan.
<i>MOBILITY AND TRANSPORTATION ELEMENT</i>		
MT-1-b	Circulation Plan Diagram Implementation. Design and construct planned streets and highways that complement and enhance the existing network, as well as future improvements to the network consistent with the goals, objectives and policies of the General Plan, as shown on the Circulation Diagram (Figure MT-1), to ensure that each new and existing roadway continues to function as intended.	Consistent. The proposed West Area Neighborhoods Specific Plan includes pedestrian, vehicular, and other circulation routes in Chapters 3 and 4 of the Specific Plan. This Specific Plan Chapter is consistent with the Circulation Diagram (Figure MT-1).
MT-1-d	Integrate Land Use and Transportation Planning. Plan for and maintain a coordinated and well integrated land use pattern, local circulation network and transportation system that accommodates planned growth, reduces impacts on adjacent land uses, and preserves the integrity of established neighborhoods.	Consistent. The proposed West Area Neighborhoods Specific Plan includes pedestrian, vehicular, and other circulation routes in Chapters 3 and 4 of the Specific Plan. This Specific Plan Chapter is consistent with the Circulation Diagram (Figure MT-1).
MT-4-k	Bicycle Safety, Awareness, and Education. Promote bicycle ridership by providing secure bicycle facilities, promoting traffic safety awareness for both bicyclists and motorists, promoting the air quality benefits, promoting non-renewable energy savings, and promoting the public health benefits of physical activity.	Consistent. The proposed West Area Neighborhoods Specific Plan includes bicycle facilities and routes in Chapters 3 and 4 of the Specific Plan. This Specific Plan Chapter encourages the use of secure bicycle facilities and promotes the use of active transportation throughout the Plan Area.
MT-5-b	Sidewalk Requirements. Assure adequate access for pedestrians and people with disabilities in new residential developments per adopted City policies, consistent with the California Building Code and the Americans with Disabilities Act.	Consistent. The proposed West Area Neighborhoods Specific Plan includes pedestrian facilities in Chapters 3 and 4 of the Specific Plan. This Specific Plan Chapter promotes the use of active transportation throughout the Plan Area. All future improvements in the Plan Area would be consistent with the California Building Code and the Americans with Disabilities Act.
MT-6-i	Path and Trail Design Standards. Designate and design paths and trails in accordance with design standards established by the City that give consideration to all path and trail users (consistent with design, terrain and	Consistent. The proposed West Area Neighborhoods Specific Plan discusses the system of park and open space facilities, including paths and trails, in Chapter 4 of the Specific Plan. This Specific Plan Chapter includes design standards (including widths, storm water and drainage

3.10 LAND USE

<i>GENERAL PLAN POLICY</i>		<i>CONSISTENCY ANALYSIS</i>
	habitat limitations) and provide for appropriate widths, surfacing, drainage, design speed, barriers, fences, signage, visibility, intersections, bridges, and street cleaning.	practices, and other standards) and policies to encourage development of a cohesive trail system throughout the Plan Area.
MT-6-k	Path and Trail Buffers. Use landscaping with appropriate and adequate physical and visual barriers (e.g., masonry walls, wrought iron, or square-tube fencing) to screen path and trail rights-of ways and separate paths and trails from mining operations, drainage facilities, and similar locations as warranted.	Consistent. As noted above, the proposed West Area Neighborhoods Specific Plan discusses the system of park and open space facilities, including paths and trails, in Chapter 4 of the Specific Plan. This Specific Plan Chapter includes design standards (including the use of buffers and visual barriers, as appropriate) and policies to encourage development of a cohesive trail system throughout the Plan Area.
MT-6-m	Environmentally Sensitive Path and Trail Design. Develop paths and trails with minimum environmental impact by taking the following actions: <ul style="list-style-type: none"> • Surface paths and trails with materials that are conducive to maintenance and safe travel, choosing materials that blend in with the surrounding area; • Design paths and trails to follow contour lines where the least amount of grading (fewest cuts and fills) and least disturbance of the surrounding habitat will occur; • Beautify path and trail rights-of-way in a manner consistent with intended use, safety, and maintenance; • Use landscaping to stabilize slopes, create physical or visual barriers, and provide shaded areas; and • Preserve and incorporate native plant species into the landscaping. 	Consistent. As noted above, the proposed West Area Neighborhoods Specific Plan discusses the system of park and open space facilities, including paths and trails, in Chapter 4 of the Specific Plan. This Specific Plan Chapter includes design standards (including trail materials, buffers and visual barriers, landscaping, and native plant usage) and policies aimed at reducing environmental impacts to the extent feasible.
MT-6-n	Emergency Vehicle Access along Paths and Trails. Provide points of emergency vehicle access within the path and trail corridors, via parking areas, service roads, emergency access gates in fencing, and firebreaks.	Consistent. As noted above, the proposed West Area Neighborhoods Specific Plan discusses the system of park and open space facilities, including paths and trails, in Chapter 4 of the Specific Plan. Emergency vehicle access would be provided as individual parks, trails, and open space areas are developed in the future.
<i>PUBLIC UTILITIES AND SERVICES ELEMENT</i>		
PU-3-f	Adequate Infrastructure. Continue to pursue the provision of adequate water supplies, hydrants, and appropriate property access to allow for adequate fire suppression throughout the City.	Consistent. The proposed West Area Neighborhoods Specific Plan includes plans for the provision of utilities, including water supplies, in Chapter 3 of the Specific Plan. Future development of the Specific Plan Area in accordance with the proposed land use map would not occur unless facilities and supplies, including emergency access, were adequately provided.

<i>GENERAL PLAN POLICY</i>		<i>CONSISTENCY ANALYSIS</i>
PU-4-c	System Extension and Cost Recovery. Pursue enlargement or extension of the sewage collection system where necessary to serve planned urban development, with the capital costs and benefits allocated equitably and fairly between the existing users and new users.	Consistent. The proposed West Area Neighborhoods Specific Plan includes plans for the provision of utilities, including wastewater distribution and treatment, in Chapter 3 of the Specific Plan. Future development of the Specific Plan Area in accordance with the proposed land use map would not occur unless facilities and supplies, including emergency access, were adequately provided. Development Impact Fees would be paid by future project applicants throughout the City, including the Plan Area.
PU-8-g	Review Project Impact on Supply. Mitigate the effects of development and capital improvement projects on the long-range water budget to ensure an adequate water supply for current and future uses.	Consistent. As noted above, the proposed West Area Neighborhoods Specific Plan includes plans for the provision of utilities, including water supplies, in Chapter 3 of the Specific Plan. Future development of the Specific Plan Area in accordance with the proposed land use map would not occur unless water facilities and supplies were adequately provided.
<i>RESOURCE CONSERVATION AND RESILIENCE ELEMENT</i>		
RC-2-a	Link Land Use to Transportation. Promote mixed-use, higher density infill development in multi-modal corridors. Support land use patterns that make more efficient use of the transportation system and plan future transportation investments in areas of higher-intensity development. Discourage investment in infrastructure that would not meet these criteria.	Consistent. The proposed Specific Plan would encourage infill development in multi-modal corridors. As outlined in Chapter 2.0, Project Description, of this EIR, the proposed Specific Plan includes four objectives pertaining to transportation. Together, these objectives promote transit services and other alternative transportation facilities (bicycle and pedestrian) in the West Area by locating routes near or adjacent to higher-intensity development, such as community centers, schools, parks, and retail centers.
RC-4-c	Evaluate Impacts with Models. Continue to require the use of computer models used by SJVAPCD to evaluate the air quality impacts of plans and projects that require such environmental review by the City.	Consistent. Air quality impacts are discussed in Section 3.3 of this EIR. The California Emissions Estimator Model (CalEEMod), which is the SJVAPCD-preferred computer model, was used to estimate the air quality emissions resulting from future buildout of the Plan Area.
RC-4-d	Forward Information. Forward information regarding proposed General Plan amendments, community plans, Specific Plans, neighborhood plans, Concept Plans, and development proposals that require air quality evaluation, and amendments to development regulations to the SJVAPCD for their review of potential air quality and health impacts.	Consistent. Information regarding the proposed Specific Plan, including all requested entitlements, will be forwarded to the SJVAPCD for their review of potential air quality and health impacts. The SJVAPCD reviewed the NOP for the Specific Plan and provided a NOP comment letter on July 15, 2019. Once the EIR is available for public review, the EIR will be provided to the SJVAPCD.
RC-5-d	SCS and CAP Conformity Analysis. Ensure that the City includes analysis of a project's conformity to an adopted regional Sustainable Community Strategy	Consistent. Section 3.7, Greenhouse Gases, Climate Change, and Energy, of this EIR discusses conformity with the City's Greenhouse Gas Reduction Plan, the Fresno Council of Governments Regional

3.10 LAND USE

<i>GENERAL PLAN POLICY</i>		<i>CONSISTENCY ANALYSIS</i>
	or Alternative Planning Strategy (APS), an adopted Climate Action Plan (CAP), and any other applicable City and regional greenhouse gas reduction strategies in effect at the time of project review.	Transportation Plan/Sustainable Communities Strategy, and other applicable City regulations which aim to reduce greenhouse gas emissions. As discussed in Impact 3.7-1 and shown in Table 3.7-6, the proposed Specific Plan is consistent with the City's Greenhouse Gas Reduction Plan. The Specific Plan is also consistent with the Fresno Council of Governments' Regional Transportation Plan.
RC-5-e	Ensure Compliance. Ensure ongoing compliance with GHG emissions reduction plans and programs by requiring that air quality measures are incorporated into projects' design, conditions of approval, and mitigation measures.	Consistent. Section 3.7, Greenhouse Gases, Climate Change, and Energy, of this EIR discusses compliance with GHG emissions reductions plans and programs which aim to reduce greenhouse gas emissions. As discussed, the proposed Specific Plan is consistent with the City's Greenhouse Gas Reduction Plan. Because all impacts were determined to be less than significant, mitigation measures are not warranted or required.
RC-5-g	Evaluate Impacts with Models. Continue to use computer models such as those used by SJVAPCD to evaluate greenhouse gas impacts of plans and projects that require such review.	Consistent. Greenhouse gas emission impacts are discussed in Section 3.3 of this EIR. CalEEMod, which is the SJVAPCD-preferred computer model, was used to estimate the greenhouse gas emissions resulting from future buildout of the Plan Area.
RC-6-c	Land Use and Development Compliance. Ensure that land use and development projects adhere to the objective of the Fresno Metropolitan Water Resources Management Plan to provide sustainable and reliable water supplies to meet the demand of existing and future customers through 2025.	Consistent. Section 3.15, Utilities, of this EIR, analyzes potential impacts associated with water supplies and demands in the near and long term (until 2040). As discussed, future development of the Plan Area would not result in insufficient water supplies. As such, the proposed Specific Plan meets the objective of the Fresno Metropolitan Water Resources Management Plan to provide sustainable and reliable water supplies to meet the demand of existing and future customers through 2025.
RC-6-g	Protect Recharge Areas. Continue to protect areas of beneficial natural groundwater recharge by preventing uses that can contaminate soil or groundwater.	Consistent. Section 3.9, Hydrology and Water Quality, of this EIR, analyzes potential impacts associated with groundwater recharge, depletion of groundwater resources, and conflicts with the groundwater management plan. As discussed in Impact 3.9-3, the required stormwater best management practices (BMPs) and retention basins would be designed to reduce runoff below that which occurs currently during storm events and ensure groundwater recharge from the Plan Area to the extent possible. Additionally, the Specific Plan water demand is not expected to exceed the City's supplies in any normal, single dry, or multiple dry year between 2020 and 2040, and the Plan would not conflict with the Fresno Area Regional Groundwater Management Plan (FARGMP). Further, the Specific Plan includes two policies that would encourage nonporous surfaces for

GENERAL PLAN POLICY		CONSISTENCY ANALYSIS
		groundwater recharge and other design strategies to maximize recharge.
HISTORIC AND CULTURAL RESOURCES ELEMENT		
HCR-2-c	Project Development. Prior to project approval, continue to require a project site and its Area of Potential Effects (APE), without benefit of a prior historic survey, to be evaluated and reviewed for the potential for historic and/or cultural resources by a professional who meets the Secretary of Interior's Qualifications. Survey costs shall be the responsibility of the project developer. Council may, but is not required, to adopt an ordinance to implement this policy.	Consistent. Section 3.5, Cultural and Tribal Resources, of this EIR, analyzes potential impacts associated with historical resources, archaeological resources, human remains, and tribal cultural resources. A <i>Cultural and Paleontological Resource Assessment for the Fresno West Area Specific Plan Project</i> was conducted (Cogstone, 2019). Due to the programmatic nature of this EIR, future projects in the Plan Area would be required to be evaluated for project-specific impacts under CEQA at the time of application. CEQA guidelines require tribal consultation and the protections of any identified archeological and tribal resources. This is considered a potentially significant impact, which would be mitigated to a less than significant level through the implementation of the mitigation measures included in Section 3.5. Specifically, Mitigation Measure 3.5-1 requires that all work stop within 50 meters of a cultural resources discovery, and a qualified archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology be retained to determine the significance of the discovery.
HCR-2-f	Archaeological Resources. Consider State Office of Historic Preservation guidelines when establishing CEQA mitigation measures for archaeological resources.	Consistent. Section 3.5, Cultural and Tribal Resources, of this EIR, analyzes potential impacts associated with archaeological resources. The mitigation measures in this section were established within the <i>Cultural and Paleontological Resource Assessment for the Fresno West Area Specific Plan Project</i> (Cogstone, 2019). The measures generally follow the State Office of Historic Preservation guidelines.
NOISE AND SAFETY ELEMENT		
NS-1-i	Mitigation by New Development. Require an acoustical analysis where new development of industrial, commercial or other noise generating land uses (including transportation facilities such as roadways, railroads, and airports) may result in noise levels that exceed the noise level exposure criteria established by Tables 9-2 and 9-3 to determine impacts, and require developers to mitigate these impacts in conformance with Tables 9-2 and 9-3 as a condition of permit approval through appropriate means.	Consistent. Section 3.11, Noise, of this EIR, analyzes potential noise and vibration impacts associated with future development of the Plan Area. This section is based on the acoustical analysis that was prepared for the Specific Plan. The acoustical analysis includes mitigation measures consistent with this policy. As discussed in Impact 3.11-1, buildout of the Plan Area would result in substantial increases in ambient traffic noise levels resulting in potentially significant impacts to existing and proposed receptors. Mitigation Measure 3.11-1 would require the implementation of performance standards based on project-specific acoustical analysis for new residential and noise sensitive uses

3.10 LAND USE

<i>GENERAL PLAN POLICY</i>		<i>CONSISTENCY ANALYSIS</i>
	<p>Noise mitigation measures may include:</p> <ul style="list-style-type: none"> • The screening of noise sources such as parking and loading facilities, outdoor activities, and mechanical equipment; • Providing increased setbacks for noise sources from adjacent dwellings; • Installation of walls and landscaping that serve as noise buffers; • Installation of soundproofing materials and double-glazed windows; and • Regulating operations, such as hours of operation, including deliveries and trash pickup. <p>Alternative acoustical designs that achieve the prescribed noise level reduction may be approved by the City, provided a qualified Acoustical Consultant submits information demonstrating that the alternative designs will achieve and maintain the specific targets for outdoor activity areas and interior spaces. As a last resort, developers may propose to construct noise walls along roadways when compatible with aesthetic concerns and neighborhood character. This would be a developer responsibility, with no City funding.</p>	<p>exposed to significant exterior community noise levels from transportation, which may include noise walls and/or berms. Mitigation Measure 3.11-1 would assist in reducing traffic noise level impacts. Therefore, with implementation of the mitigation, buildout of the proposed Specific Plan would result in a less than significant impact relative to this topic.</p> <p>As discussed in Impact 3.11-4, due to the suburban/rural nature of the Plan Area, development of the West Area Specific Plan will result in a substantial increase in existing ambient noise conditions. Increases in ambient noise levels associated with existing and future stationary noise impacts may result in potentially significant impacts. However, enforcement of the Sections 10-105 through 10-109 of the City's Noise Ordinance and analysis of noise producing projects, along with implementation of Mitigation Measure 3.11-5, would ensure that the nearby sensitive receptors to the Plan Area would not be subject to stationary noise levels in excess of the City's standards. Further, Mitigation Measure 3.11-6 would ensure that the future land uses within the Specific Plan would not be subject to interior noise levels in excess of the City's standards.</p>
NS-1-j	<p>Significance Threshold. Establish, as a threshold of significance for the City's environmental review process, that a significant increase in ambient noise levels is assumed if the project would increase noise levels in the immediate vicinity by 3 dB L_{DN} or CNEL or more above the ambient noise limits established in this General Plan Update.</p>	<p>Consistent. As noted previously, Section 3.11, Noise, of this EIR, analyzes potential noise and vibration impacts associated with future development of the Plan Area. This section is based on the acoustical analysis that was prepared for the Specific Plan. The acoustical analysis assumes that an increase in noise levels by 3 dB L_{DN} or CNEL or more above the ambient noise limits would be considered a significant increase.</p>
NS-1-k	<p>Proposal Review. Review all new public and private development proposals that may potentially be affected by or cause a significant increase in noise levels, per Policy NS-1-i, to determine conformance with the policies of this Noise Element. Require developers to reduce the noise</p>	<p>Consistent. As noted previously, Section 3.11, Noise, of this EIR, analyzes potential noise and vibration impacts associated with future development of the Plan Area. The acoustical analysis was performed at the program-level. Future development projects within the Plan Area would be required to reduce the noise impacts on adjacent properties, as appropriate and feasible.</p>

<i>GENERAL PLAN POLICY</i>		<i>CONSISTENCY ANALYSIS</i>
	impacts of new development on adjacent properties through appropriate means.	
NS-1-m	Transportation Related Noise Impacts. For projects subject to City approval, require that the project sponsor mitigate noise created by new transportation and transportation-related stationary noise sources, including roadway improvement projects, so that resulting noise levels do not exceed the City's adopted standards for noise sensitive land uses.	Consistent. As noted previously, Section 3.11, Noise, of this EIR, analyzes potential transportation and transportation-related noise impacts associated with future development of the Plan Area. The acoustical analysis was performed at the program-level. Future development projects within the Plan Area would be required to reduce the transportation noise impacts on adjacent properties, as appropriate and feasible.
NS-2-b	NS-2-b Soil Analysis Requirement. Identify areas with potential geologic and/or soils hazards, and require development in these areas to conduct a soil analysis and mitigation plan by a registered civil engineer (or engineering geologist specializing in soil geology) prior to allowing on-site drainage or disposal for wastewater, stormwater runoff, or swimming pool/spa water.	Consistent. Section 3.6, Geology, Soils, and Seismicity, of this EIR, analyzes potential geologic impacts associated with future development of the Plan Area. This EIR section identifies areas with potential geologic and soils hazards. Future development within the Plan Area, as required by the California Building Code, would be required to complete a design-level geotechnical analysis conducted by a registered civil engineer (or engineering geologist specializing in soil geology). Should wastewater disposal, stormwater facilities, or swimming pools be included as part of these future development projects, the design-level geotechnical analysis would include soil analysis and mitigation to address any potential soils hazards.
NS-3-i	New Development Must Mitigate Impact. Require new development to not significantly impact the existing storm drainage and flood control system by imposing conditions of approval as project mitigation, as authorized by law. As part of this process, closely coordinate and consult with the FMFCD to identify appropriate conditions that will result in mitigation acceptable and preferred by FMFCD for each project.	Consistent. Section 3.9, Hydrology and Water Quality, of this EIR, analyzes potential storm drainage and flooding impacts associated with future development of the Plan Area. Impacts associated with storm drainage and flooding, including flood control, were determined to be less than significant or less than significant with implementation of mitigation. As such, future development of the Plan Area would mitigate, where necessary and applicable, potential storm drainage and flooding related impacts.
NS-4-c	Soil and Groundwater Contamination Reports. Require an investigation of potential soil or groundwater contamination whenever justified by past site uses. Require appropriate mitigation as a condition of project approval in the event soil or groundwater contamination is identified or could be encountered during site development.	Consistent. Section 3.9, Hydrology and Water Quality, of this EIR, analyzes potential storm drainage and flooding impacts associated with future development of the Plan Area. Impacts associated with storm drainage and flooding, including flood control, were determined to be less than significant or less than significant with implementation of mitigation. As such, future development of the Plan Area would mitigate, where necessary and applicable, potential storm drainage and flooding related impacts.
NS-4-e	Compliance with County Program. Require that the production, use,	Consistent. Section 3.8, Hazards and Hazardous Materials, of this EIR, analyzes potential storm

3.10 LAND USE

<i>GENERAL PLAN POLICY</i>		<i>CONSISTENCY ANALYSIS</i>
	storage, disposal, and transport of hazardous materials conform to the standards and procedures established by the County Division of Environmental Health. Require compliance with the County's Hazardous Waste Generator Program, including the submittal and implementation of a Hazardous Materials Business Plan, when applicable.	impacts associated with production, use, storage, disposal, and transport of hazardous materials. As discussed, prior to bringing hazardous materials onsite, future development projects would be required to submit a Hazardous Materials Business Plan to the County Environmental Health Department.
NS-6-f	Emergency Vehicle Access. Require adequate access for emergency vehicles in all new development, including adequate widths, turning radii, hard standing areas, and vertical clearance.	Consistent. Section 3.14, Transportation and Circulation, of this EIR, analyzes potential storm impacts associated emergency vehicle access. Future development within the Plan Area would not result in inadequate emergency vehicle access.

The proposed Specific Plan is consistent with the adopted General Plan and has been designed to encourage implementation of the General Plan's primary objectives. The General Plan's overarching land use objective for the Growth Areas includes Objective UF-13 that calls for the City to locate roughly one-half of future residential development in the Growth Areas (including the West Development Area), which are to be developed with Complete Neighborhoods that include housing, services, and recreation; mixed-use centers; or along future BRT corridors. As discussed throughout the proposed Specific Plan, the West Area Neighborhoods Specific Plan holds firm to the goal of achieving Complete Neighborhoods.

The West Area Neighborhoods Specific Plan will serve as an implementation tool to support the General Plan's goals and objectives as well as a vital instrument for much needed comprehensive planning, to improve area-wide connectivity, housing opportunities, recreation, services and infrastructure improvements.

CITY OF FRESNO ZONING CODE

The Specific Plan includes certain development regulations and standards that are intended to be specific to the Specific Plan Area. Where there is a matter or issue not specifically covered by the Specific Plan development regulations and design standards, the Fresno Zoning Code would apply. Where there is a conflict between the Specific Plan and the Zoning Code, the Zoning Code would prevail.

The Specific Plan is intended to be adopted by the City Council and to serve as a tool for the City of Fresno to implement. The Specific Plan is to be used by designers, developers, builders, and planners, to guide development of the Plan Area. The land use, development standards, and design guidelines are provided to ensure that all proposed developments remain consistent with the vision established by the Specific Plan as the Project is built over time. The Specific Plan development concepts, design guidelines, and standards are in accordance with the City's General Plan, Municipal Ordinances, and City Specifications. The Specific Plan shall be used to review, process, and approve

development proposals for the Project site including but not limited to site specific development applications and site improvement plans.

As previously indicated, the City of Fresno Zoning Map designates the Plan Area as: RE, RS-1, RS-2, RS-3, RS-4, RS-5, RM-1, RM-2, RM-3, RM-MH, CC, CG, CR, CRC, IL, CMX, NMX, RMX, BP, O, OS, and PR. The Fresno County Zoning Map designates the portions of the Plan Area outside the city limits as: RCC, C4, C6, M1, AE20, AL20, RR, RA, R1B, and TP. In conjunction with the approval of the Specific Plan, the parcels in the City which would have a changed land use designation as a result of the Specific Plan would be rezoned to the corresponding City zoning designation. Zoning designations are generally consistent with the existing General Plan land uses. The proposed Specific Plan would require modifications to the City's Zoning Map to provide consistency between the General Plan and zoning; however, these modifications will not remove or adversely modify portions of the Fresno Municipal Code that were adopted to mitigate an environmental effect.

The parcels that are currently within the County will not be rezoned. Instead, upon a proposal to annex unincorporated land into the city limits, the City of Fresno would prezone the land to a zone that is consistent with the General Plan land use. Once annexation occurs, the County zoning would not apply to the parcel.

CONSISTENCY WITH FRESNO COUNTY'S LAND USE PLANS

The proposed Specific Plan land use designations are not entirely consistent with the County land use designations and Zoning Designations for areas outside the Fresno City limits, but within the Plan Area. The Fresno County Zoning Map designates the portions of the Plan Area outside the Fresno City limits as: Rural Commercial Center (RCC), Central Trading (C4), General Commercial (C6), Light Industrial (M1), Exclusive Agricultural (AE20), Limited Agricultural (AL20), Rural Residential (RR), Single Family Residential Agricultural (RA), Single Family Residential (12,500) (R1B), and Trailer Park Residential (TP). The parcels that are currently within the County will not be rezoned. Instead, upon a proposal to annex unincorporated land into the City limits, the City of Fresno would prezone the land to a zone that is consistent with the General Plan land use. Once annexation occurs, the County zoning would no longer apply to the parcel. As described in the requested entitlements in Chapter 2.0, Project Description, no annexations are being requested as part of the proposed Specific Plan. The properties currently located outside of the current City of Fresno City limits, within the County, would continue to be governed under the Fresno County land use policies and designations until such time that 1) the property owners desire to annex the subject properties into the City, 2) all applicable project entitlements have been approved by the City Council, and 3) the LAFCo of Fresno County approves the annexation request. As such, all figures and text in the Specific Plan and this Draft EIR (as they pertain to these unincorporated properties) have been provided for conceptual planning purposes.

The County's General Plan includes the major theme of directing urban growth to existing communities, including the City of Fresno. The proposed Specific Plan is consistent with this land use theme in that the Specific Plan would result in extension of an existing community, the City of

Fresno, in any area located adjacent to the City limits. Any future development on County land that is eventually annexed into the City of Fresno would be phased and would include the provision of adequate City services.

CONCLUSION

Subsequent development projects within the Specific Plan Area would be required to be consistent with all applicable policies, standards, and regulations, including those land use plans, policies, and regulations adopted to mitigate environmental effects by the City as well as those adopted by agencies with jurisdiction over components of future development projects. Any potential environmental impact associated with conflicts with land use requirements including conflicts with policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect would be *less than significant*.